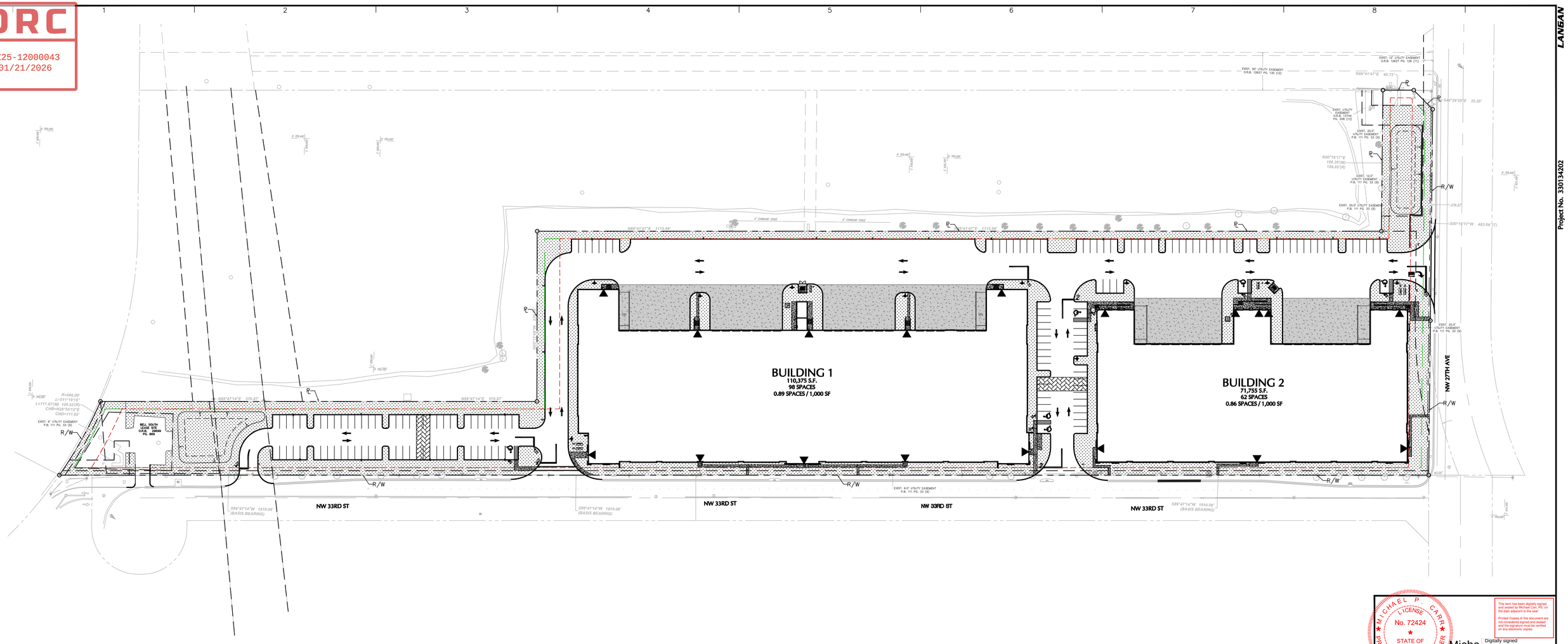
DRC
PZ25-12000043
01/21/2026



POMPANO BEACH ZONING TABLE
ZONING DISTRICT: I-1 (General Industrial) (1)

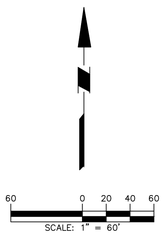
	ITEM	Allowed/Required	Proposed
SITE	Land Use:	Warehouse (Distribution/Storage)	Warehouse (Distribution/Storage)
	Lot Area:		
	Min. Lot Area (I-1 Zoning)	10,000 SF (0.23 Acres)	451,421 SF (10.4 AC)
	Min. Lot Width	100 FT	483 FT
BUILDING	Building Setbacks:		
	Min. Front (E)	25 FT	27.0 FT
	Min. Side (N)	10 FT	76.7 FT
	Min. Side (S)	10 FT	13.8 FT
	Min. Rear (W)	30 FT	53.5 FT
	Building Height/Stories:	45 FT	45 FT
	Maximum Building Coverage	65%	40%
LANDSCAPE	Minimum Pervious Coverage	20% (2.1 Acres)	22.3% 2.35 AC
	Minimum Landscape Perimeter Buffer:		
	North	10 FT	10.0 FT
	East	10 FT	27.0 FT
	West	10 FT	10.0 FT
	South	10 FT	13.8 FT
PARKING AND ACCESS	Car Parking Space Size:		
	Standard Space Size	9 FT x 18 FT	9 FT x 18 FT
	Min. Aisle Width	23 FT	23 FT
	Minimum Number of Loading Berths:	12	>12
	Min. Loading Berth Dimensions	12 FT X 55 FT	12 FT X 55 FT
	Lot Accesses:		
	Min. Driveway Access Width	12 FT (One-way), 24 FT (Two-way)	24 FT (Two-way)
LIGHTING	Maximum Height of Light Pole	30 FT	30 FT
SIGNAGE	Maximum Height of Free Standing Sign	16 FT	16 FT
	Max. Area of Freestanding Sign	100 SF	100 SF
NOTES	(1) All data referenced from the Pompano Beach, Florida Code of Ordinances		

SITE DATA FOR FESTIVAL SOUTH

FESTIVAL SOUTH (I-1 ZONING)	SF	ACRES	%
AREA	451,421	10.4	100%
PROPOSED PERVIOUS AREA	102,364	2.3	23%
REQUIRED PERVIOUS AREA	90,284	2.1	20%

FESTIVAL INDUSTRIAL (I-1 ZONING)	SF	PARKING SPACES PROVIDED	PARKING RATIO
BUILDING 1	110,375	102	0.92
BUILDING 2	71,755	62	0.86
TOTAL BUILDING AREA (TOTAL SITE)	182,130	**164**	0.90

PARKING REQUIREMENTS	SF	PARKING SPACES REQUIRED
I-1 ZONING		
OFFICE (1/400 SF)	18,213	46
WAREHOUSE (1/2500 SF)	163,917	70
TOTAL REQUIRED		116



BC TRANSIT NOTES:
- MAINTAIN PASSENGER ACCESS TO AND FROM BUS STOPS DURING CONSTRUCTION.
- IN THE EVENT THAT THE PROJECT IS TO IMPACT ANY BUS STOP, COORDINATE THE TEMPORARY RELOCATION OF THE BUS STOP OR BUS STOPS WITH KURT PETGRAVE AT 954-357-6793, KPETGRAVE@BROWARD.ORG AT LEAST 2 WEEKS BEFORE START OF CONSTRUCTION.
- EXISTING BUS SHELTER, BUS STOP SIGN AND SIGN POST, BIKE RACK AND AMENITIES SHALL BE PROTECTED FROM BEING DAMAGED DURING CONSTRUCTION AND REINSTATED IN ORIGINAL CONDITION, ANY DAMAGE TO BE AT CONTRACTOR'S EXPENSE.

SIGN LEGEND
- STOP SIGN (R1-1)
- HANDICAP PARKING SIGN (R7-8)
- RIGHT-TURN ONLY (R3-5R)
- YIELD TO PEDESTRIAN (R1-5B)

LEGEND
- PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE

NOTE:
TO THE BEST OF THE ARCHITECTS OR ENGINEERS KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND CHAPTER 633, FLORIDA STATUTES.

Date	Description	No.

Revisions

MICHAEL P. CARR LICENSE No. 72424 STATE OF FLORIDA PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, PE, on the date adjacent to the seal

Printed Copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SIGNATURE Michael Carr Digitally signed by Michael Carr Date: 2025.12.16 08:34:25 -05'00' DATE SIGNED

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

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FBPE REGISTRY NO. 6601/LB8172/LB8198

Project
FESTIVAL SOUTH
NW 33RD ST
POMPANO BEACH
BROWARD COUNTY FLORIDA

Drawing Title
OVERALL SITE PLAN

Project No.	Drawing No.
330134202	SP-1.0
Date: DECEMBER 2025	
Drawn By: EWM	
Checked By: CL	

LANGAN
Project No. 330134202

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